

State of South Carolina **FILED**
GREENVILLE CO. S.C.

Mortgage of Real Estate

County of Greenville **HAR 20 4 40 PM '84**THIS MORTGAGE made this **DONNIE S. TANKERSLEY**
B.M.C. day of **March**, 19 **84**by Donald R. Grant and Rosemary B. Grant(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**(hereinafter referred to as "Mortgagee"), whose address is Loan Services Department, 304 E. North
Street, P.O. Box 1329, Greenville, SC 29602

WITNESSETH:

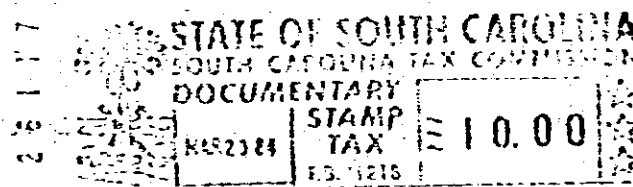
THAT WHEREAS, Donald R. Grant and Rosemary B. Grant
is indebted to Mortgagee in the maximum principal sum of Twenty-five Thousand and 00/100
(revolving Southern Equity Line) Dollars (\$ 25,000.00), Which indebtedness is
evidenced by the Note of Donald R. Grant and Rosemary B. Grant of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of _____
which is _____ after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 25,000.00 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter
constructed thereon, situate, lying and being in the State of South Carolina, County of
Greenville, on the eastern side of Birnam Court and being known and designated as Lot No.
4 of BIRNAM WOODS Subdivision, plat of which is recorded in the RMC Office for Greenville
County in Plat Book 5-D at Page 56 and having, according to said plat, the following metes
and bounds, to-wit:

Beginning at an iron pin on the eastern side of Birnam Court, joint front corner of Lots
4 and 5 and running thence with the common line of said Lots, N. 80-17 E. 204.3 feet to an
iron pin; thence S.08-02 E. 110 feet to an iron pin; thence with the common line of Lots
3 and 4, S.80-17 W. 203.5 feet to an iron pin on the eastern side of Birnam Court; thence
with said Street, N.05.55 W. 110 feet to the point of beginning.

This being the property conveyed to the Mortgagors herein by deed of A & B Properties, Inc.,
dated May 21, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1638
at page 698.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto);